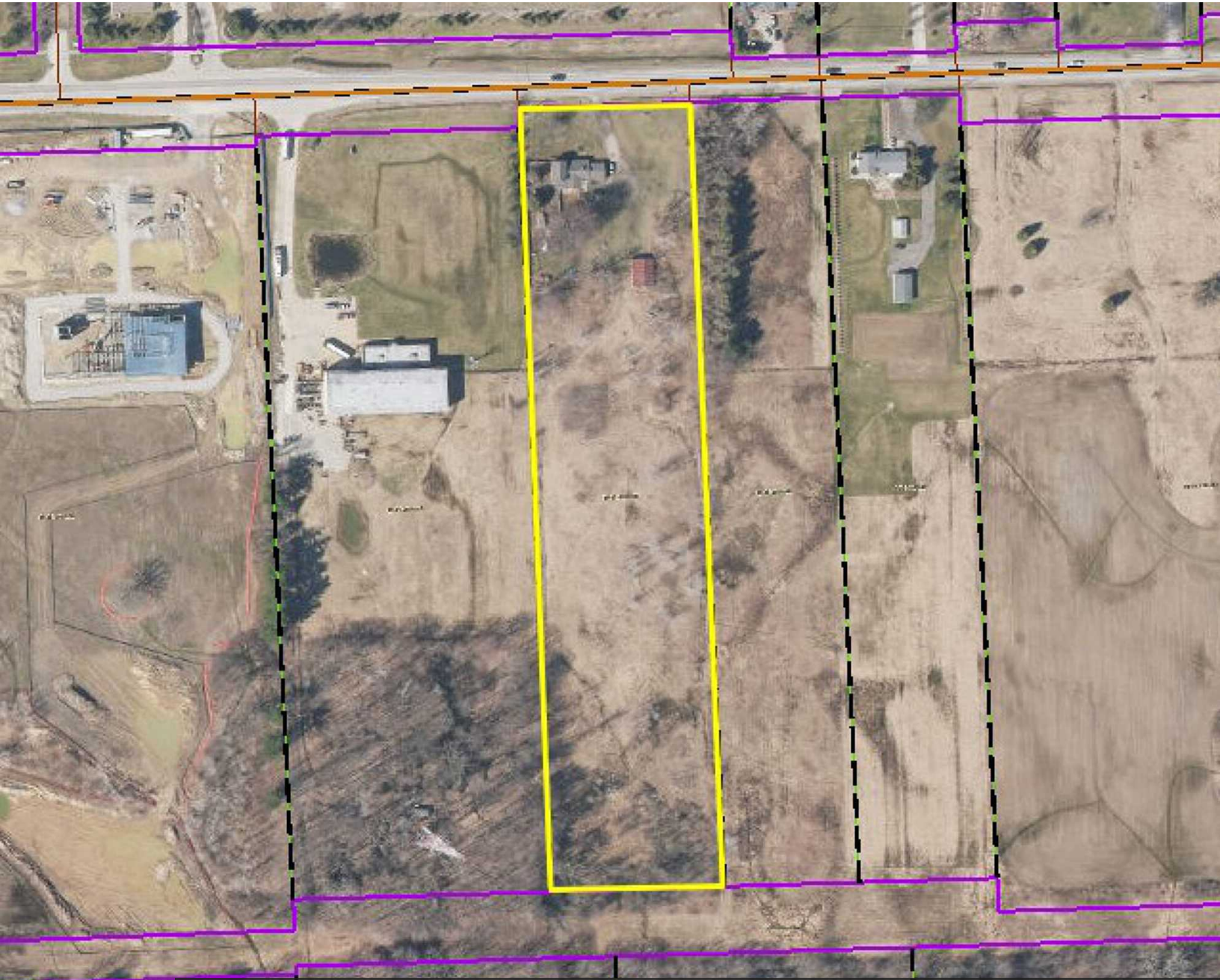


DEVELOPMENT OPPORTUNITY

37320 26 MILE RD

CHESTERFIELD TWP, MI 48047



DEVELOPMENT OPPORTUNITY

KELLER WILLIAMS PLATINUM
31525 23 Mile Road
New Baltimore, MI 48047

PRESENTED BY:

EVAN LYSZCZYK
CRE Advisor
office: (586) 980-1171
cell: (586) 980-1171
evan.sengergroup@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Land Executive Summary



Property Highlights

- 259± Feet of Frontage on 26 Mile Road – Direct frontage along a major east–west arterial providing strong visibility and access.
- Mixed-Use 2 (MX-2) Zoning – Zoning allows for a variety of potential uses including, retail, office, hospitality, service commercial and medium-density residential development.
- Located in a Growing Commercial Corridor – Positioned near major area drivers including Ascension St Johns Hospital and Meijer, with continued retail and service development along 26 Mile Road.
- Surrounding Development Activity – Recent and planned projects include a newly constructed car wash, a new AutoZone under construction, and a new Sheetz fuel station has been approved nearby.
- Future Infrastructure Improvements – Township plans include potential road widening along 26 Mile Road, and extension of municipal sewer infrastructure.

Property Overview

The subject property is located at 37320 26 Mile Road in Chesterfield Township, Michigan, along the south side of 26 Mile Road within a growing commercial corridor in northern Macomb County. The parcel features approximately 259 feet of frontage on 26 Mile Road, providing direct access and visibility along a major east–west arterial.

The property is currently zoned Mixed-Use 2 (MX-2), which allows for a variety of potential uses including retail, office, service commercial, hospitality, and medium-density residential development. The site is also identified within Chesterfield Township’s master plan as part of a future village-scale mixed-use development area.

Location Overview

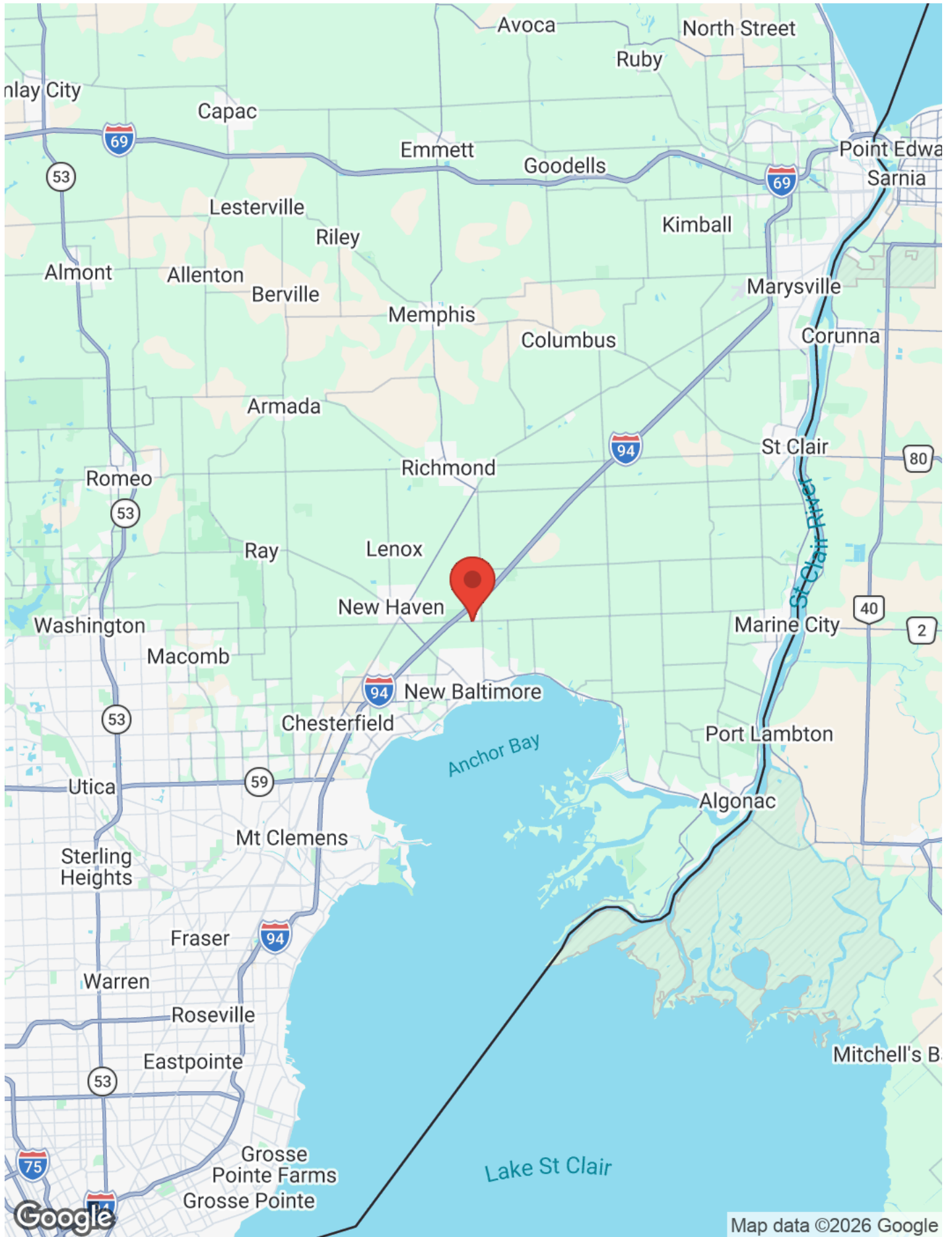
The surrounding corridor continues to experience significant commercial growth, reflecting strong investor and developer confidence in the area. The property is ideally positioned just east of Ascension St. John Hospital, a major demand driver that generates consistent daily traffic from patients, visitors, and a large medical workforce. The site also benefits from proximity to Meijer, a dominant retail anchor that draws a broad and loyal consumer base from throughout the region.

Recent and planned developments along the corridor further underscore the area’s momentum. A newly constructed car wash reflects the strength of the convenience and service retail sector along this stretch. An AutoZone is currently under construction, adding to the corridor’s growing base of automotive-related services — a category that has historically performed well in Macomb County’s owner-occupied, vehicle-dependent communities. Perhaps most notably, a new Sheetz convenience store and fuel station has been approved at the southwest corner of 26 Mile Road and Burdon Road. Sheetz is a well-capitalized, regionally expanding operator known for its high-volume fuel sales and food service offerings, and its commitment to this intersection signals strong confidence in the long-term trajectory of the trade area.

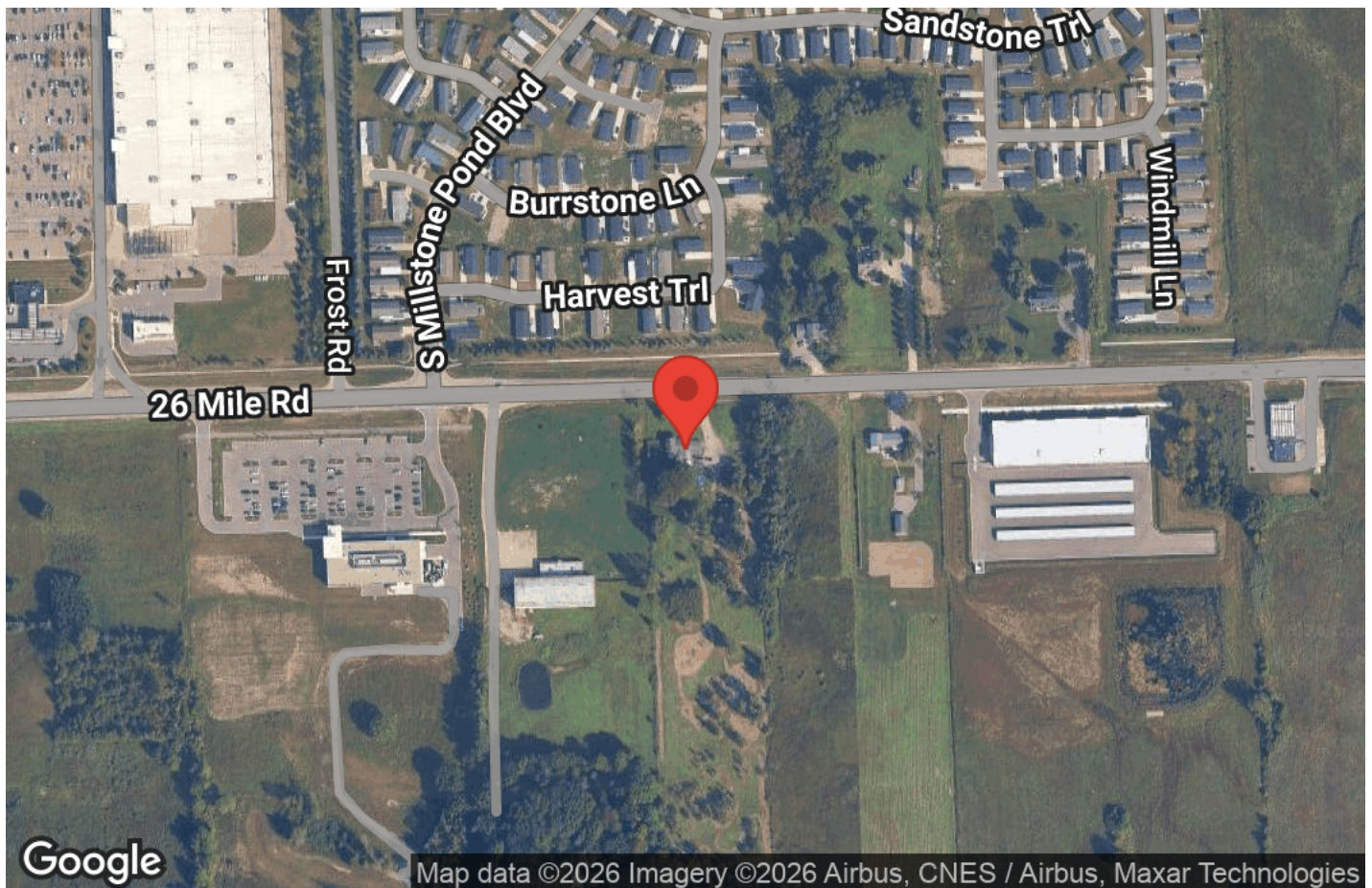
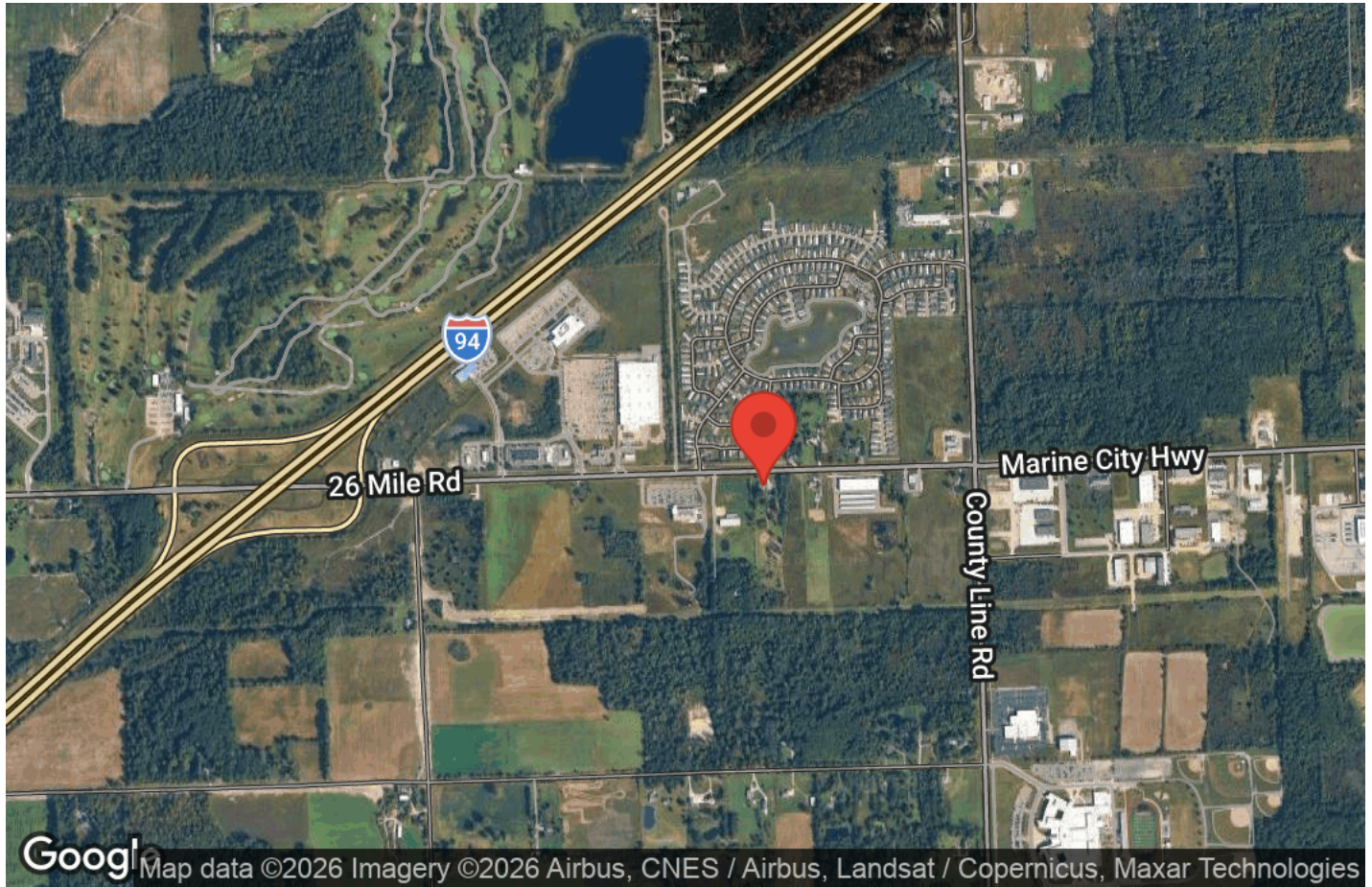
Collectively, these developments point to a corridor that is actively transitioning into a more dense and diverse commercial node, making this an opportune time to position assets along 26 Mile Road.

Price:	\$875,000
Lot Size:	304,920 SF
Price / Acre:	\$107,143
Frontage:	259
Traffic Count:	20k + VPD
Utilities:	Water and Septic
Zoning:	MX-2
APN:	15-09-01-200-008

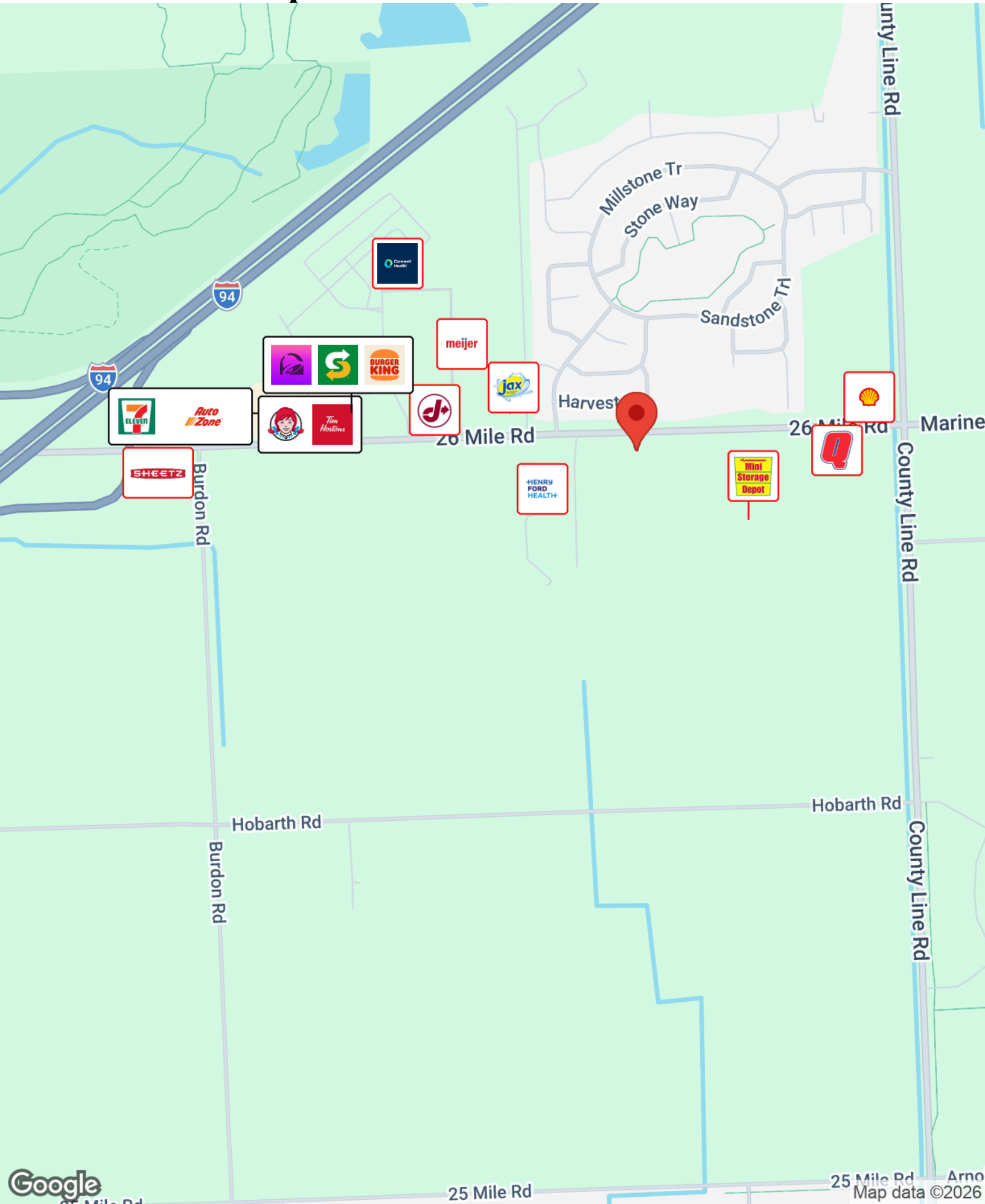
Regional Map



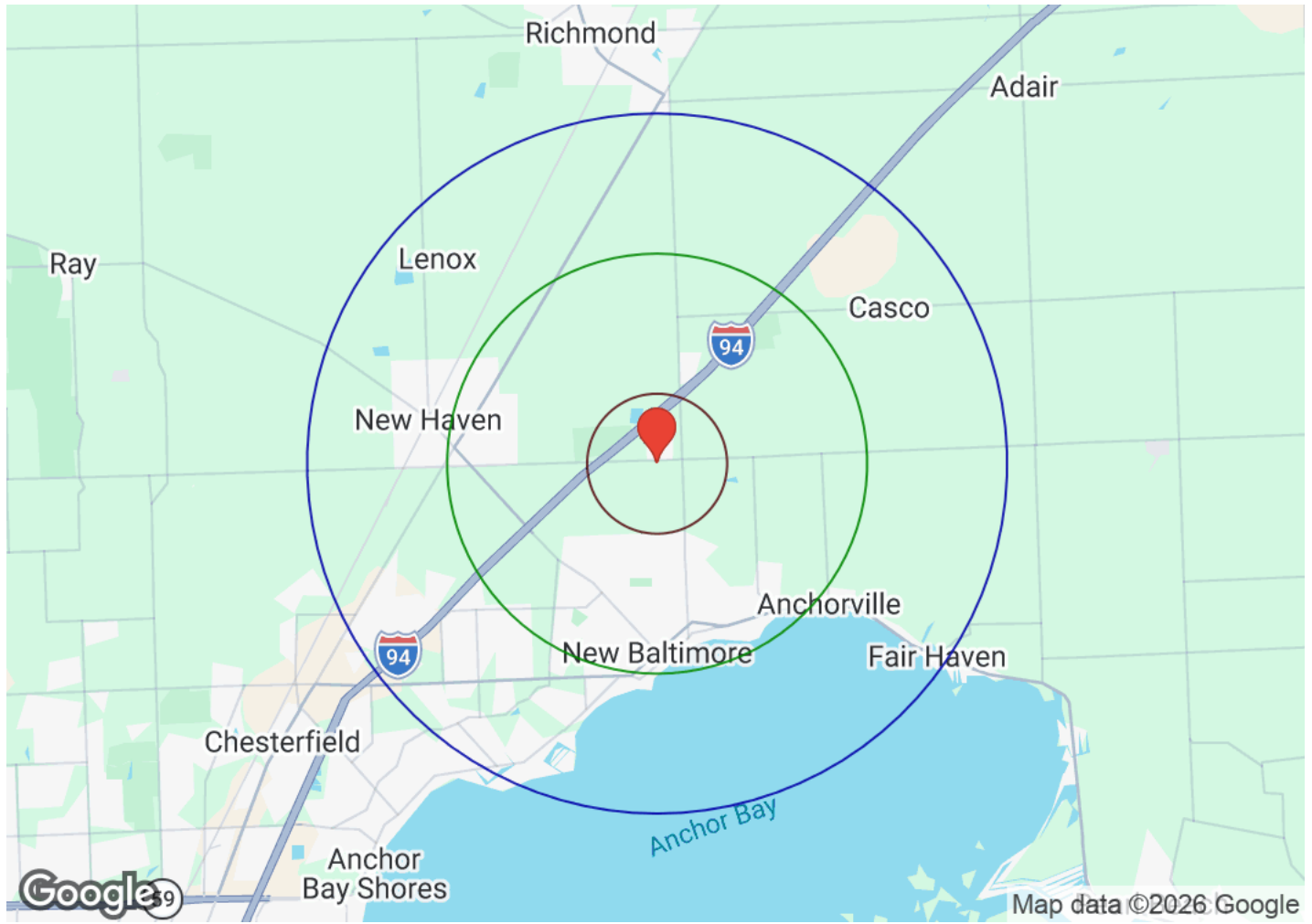
Location Maps



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	600	12,596	27,688
	Female	299	11,612	26,965
	Total Population	899	24,208	54,653
Housing	Total Units	225	8,645	21,386
	Occupied	215	8,266	20,426
	Owner Occupied	169	6,634	16,114
	Renter Occupied	46	1,632	4,312
	Vacant	10	379	961
Age	Ages 0 - 14	95	4,093	9,147
	Ages 15 - 24	109	3,139	6,696
	Ages 25 - 54	446	10,288	22,108
	Ages 55 - 64	122	3,118	7,295
	Ages 65+	126	3,570	9,407
Income	Median	\$67,677	\$91,599	\$88,484
	Under \$15k	5	534	1,003
	\$15k - \$25k	7	329	1,016
	\$25k - \$35k	22	416	1,250
	\$35k - \$50k	18	736	2,239
	\$50k - \$75k	65	1,269	3,073
	\$75k - \$100k	26	1,280	3,025
	\$100k - \$150k	48	1,848	4,256
	\$150k - \$200k	11	932	2,359
	Over \$200k	13	923	2,204

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Evan Lyszczyk - CRE Advisor

☎ (586) 980-1171

✉ evan.sengergroup@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before